

Planning Commission Actions

Regular Meeting
April 27, 2020 - 4:30 pm
Room 317, City Hall

Members Present: Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Kimberly Caprini, Adam Duininck, Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum: 6)

Staff : Lisa Baldwin

Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes
[Apr 13, 2020 Planning Commission](#)

Public Hearing

4. **8th Street Apartments, 800 Park Ave, Ward 7**

City Staff: [Peter Crandall](#), PLAN10818

The City Planning Commission adopted staff findings for the application by Kraus Anderson, Inc.

A. Site plan review.

Motion: **Approved** the site plan review amendment for a proposed change to exterior building materials, subject to the following condition:

1. Per the original approvals timeline, all site improvements shall be completed by November 13, 2020, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Approved on consent.

[800 Park Ave](#)

5. **North Loop Green Phase III, 405 and 408 4th Ave N; 328 and 330 4th St N, Ward 3**

This item was continued from the April 13, 2020 meeting.

City Staff: [Hilary Dvorak](#), PLAN10576

A. Conditional use permit.

Motion: **Continued** the conditional use permit to allow for the construction of the third phase of a Planned Unit Development including 452 dwelling units, approximately 339,000 square feet of office space, approximately 20,900 square feet of retail space and 488 enclosed parking spaces to the May 11, 2020 Planning Commission meeting.

B. Conditional use permit.

Motion: **Continued** the conditional use permit to allow a surface parking area with 44 spaces in the DP Downtown Parking Overlay District to the May 11, 2020 Planning Commission meeting.

C. Variance.

Motion: **Continued** the variance to increase the number of surface parking spaces in the DP Downtown Parking Overlay District from 20 to 44 to the May 11, 2020 Planning Commission meeting.

D. Variance.

Motion: **Continued** the variance of the plaza standards to allow aerial obstructions, to reduce the amount of required seating and to reduce the amount of trash and recycling receptacles to the May 11, 2020 Planning Commission meeting.

E. Site plan review.

Motion: **Continued** the site plan review for the third phase of a Planned Unit Development including 452 dwelling units, approximately 339,000 square feet of office space, approximately 20,900 square feet of retail space and 488 enclosed parking spaces to the May 11, 2020 Planning Commission meeting.

F. Preliminary and final plat.

Motion: **Continued** the application for a preliminary and final plat to the May 11, 2020 Planning Commission meeting.

[North Loop Green Phase III](#)

6. **200 12th Ave S and 1111 2nd St S, Ward 3**

City Staff: [Aaron Hanauer](#), PLAN10773

A. Conditional use permit.

Motion: **Continued** the conditional use permit to allow for dwelling units in the industrial living overlay district for one cycle, to the May 11, 2020 City Planning Commission meeting.

B. Conditional use permit.

Motion: **Continued** the conditional use permit to allow for an increase in height from 8 stories/112 feet to 11 stories/117 feet in the Downtown Height Overlay District for one cycle, to the May 11, 2020 City Planning Commission meeting.

C. Conditional use permit.

Motion: **Continued** the variance to allow for an increase in the maximum floor area ratio from 4.8 to 6.1 for one cycle, to the May 11, 2020 City Planning Commission meeting.

D. Variance.

Motion: **Continued** the variance to reduce the off-street loading requirement from one small loading space to zero loading spaces for one cycle, to the May 11, 2020 City Planning Commission meeting.

E. Site plan review.

Motion: **Continued** the site plan review for a new 11-story building with 202 dwelling units for one cycle, to the May 11, 2020 City Planning Commission meeting.

[200 12th Ave S](#)

Discussion

7. **Joyce Memorial Methodist Church Designation Study**

City Staff: [Rob Skalecki](#)

[Joyce Memorial Methodist Church](#)

Aye: Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Rockwell, Schroeder, and Sweasy.

8. **Lynnhurst Residential Historic District Designation Study**

City Staff: [Andrea Burke](#)

[Lynnhurst Residential Historic District](#)

Aye: Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Rockwell, Schroeder, and Sweasy.

9. **Land Sale – 2806 Park Ave**

City Staff: [Madel Duenas](#)

Approved the staff report and found the sale of 2806 Park Ave for the construction of a 3 story multi-family housing building to be consistent with Minneapolis2040.

[2806 Park Ave Land Sale](#)

Approved on consent.

10. **2651 Chicago Ave**

City Staff: [Peter Crandall](#)

Demolition of two existing buildings and construction of a new heating, cooling, and electrical distribution facility on the Abbott Northwestern Hospital Campus.

[2651 Chicago Ave](#)

Received and filed.

11. **2801 Chicago Ave**

City Staff: [Peter Crandall](#)

An eight-story approximately 710,000 square foot addition to an existing parking ramp.

[2801 Chicago Ave](#)

Received and filed.

Public Comment

12. Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on www.minneapolismn.gov/tv/citycounciltv. The public may submit comments or participate by phone in the meeting by using the following website: www.minneapolismn.gov/meetings/index.htm.

Announcements

13. Updates by CPED staff.

Adjournment

The meeting adjourned at 6:24 p.m.

Notice: A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

Next Planning Commission meeting: May 11, 2020

Submit written comments about agenda items to: councilcomment@minneapolismn.gov

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